TOP TURTLE
PORT CRAG, SONOROUS

<u>Surface</u>	**30,000,000 m2**	**322,500 sqf**
<u>Beach</u>	**1,600 m**	**17.20 sqf**

<u>Use of soil:</u>
At present already Crag has the high thickness in the area (Up to 300 quarters for hectare and/or 250 Apartments for hectare) as part of the Plan of Urban Development of the zone and as part of the limits of the Municipality of Port.

The area has a use of HOTEL AND REAL ESTATE soil, with the following characteristics:

Thickness Fourth Hotel / Hectare	**40/300**
Thickness Apartments / Hectare	**50/250**
Coefficient of occupation of the Soil (COS)	**0.6**
Coefficient of use of the Soil (CUS)	**3.0**

<u>I project Coastal Highway</u>
The project of the Highway began in 2005 and it goes away to join exactly at a height of the property " The Turtle " to which there would remain already connected the stretch of San Luís Río Colorado, The Gulf of Clear Saint and Port Crag in the first stage. With this highway the flow of the projects goes away to detonate in the zone and therefore there will be had the facility of traveling round highway from San Diego, California towards the zone of the Gulf of Clear Saint and Port Crag in a space from 3.5 until 4 hours.

Also with the completed project of the highway, the tourists of the first USA will have access to the projects of this zone and the people of Port they will have crag left to only 25-30 minutes and the new Airport of Mayan Palace will stay to only 35-40 minutes.

<u>Price and Values of the Zone</u>
The value that the proprietors request is of USD 65,000,000.00 (Sixty-Five Million dollars 00/100 USCY), based on a valuation that it was realized by the low thickness and that it gives us a price of approx. USD 55.2MDD for what the price of the square meter with low thickness is of USD 1.88/m2.

Value in the zone:
At present the areas in the zone change from 2.0 dollars for square meter with low thickness, since the case of him is a property named " The Turtle " with 8,500 you have. which has low thickness and does not sell in portions; Another Area for the zone is the

top “ San Jorge “ with 4,500 you have. and 10,820 m of beach at a minimal price of USD 25.0 dollars for m2; In Top Machorro they change from USD 8 to USD 10 dollars with low thickness; In the town of Port Crag they change from USD 45.00 / m2 up to 200.00/m2. The area of the University of Sonorous with surface of 20 you have. and 50 m of beach his possible selling is evaluated in 50 MDD.

OFFER

At present a percentage of the selling takes an offer as the quantity of USD 40 MDD in cash more with investors of Miami, for what any offer will have to be similar.

THE COASTAL GOOD-LOOKING HIGHWAY FOR THE TOURISM OF HEIGHT

CONSIDERED BY THE SCT AS PART OF THE NAUTICAL STAIRS, THE COASTAL HIGHWAY WILL MAKE A DETOUR TO THE SEA OF SPANISH PARLIAMENT ON THE NORTH PART AND CENTER OF SONOROUS. THERE WILL TUNE IN SAN LUÍS RÍO COLORADO, THE GULF OF CLEAR SAINT, PORT CRAG, PORT LIBERATE, BAY KINO AND GUAYMAS.

HIS FIRST PHASE OF CONSTRUCTION IN 134 KILOMETERS BETWEEN THE GULF OF CLEAR SAINT TO PORT CRAG MUST CONCLUDE IN 2006 WITH A BUDGET FOR 43 MILLION DOLLARS.

RICARDO BOURS CASTELO, BROTHER OF THE GOVERNOR OF SONOROUS, FORMED THE COMPANY PROJECT OPERATOR
STRATEGIC OF THE STATE OF SONOROUS DRIVE IN 2005 WITH OTHER ASSOCIATES TO REALIZE THE WORK AND OTHER TOURIST PROJECTS CONTEMPLATED TO HIS SURROUNDINGS.

DRIVE ALREADY CONSIDERS TO BE “ A CASE OF SUCCESS ” BECAUSE IT DETONATED THE WORKS DEPRIVED IN THE TOURIST BROKER OF: SONORAN SPA RESORT, SONORAN SEA RESORT, AND SONORAN SUN RESORT, ALREADY CONCLUDED WITH MORE THAN 600 ROOMS AND CONDOMINIUMS; MAYAN PALACE, IS 174 OF MORE THAN 6 THOUSAND UNITS PROGRAMMED; THE PIGEONS WITH 84 OF MORE THAN THOUSAND WAITED; LAGOON SHORES, IN WORK TO HAVE MORE THAN THOUSAND 300; PRIVATE DOOR, ESMERALDA RESORT, BLANCA GOLF VILLAS MARRIES, AND WHITE MOON, ALL IN CONSTRUCTION WITH THE PROMISE OF MORE THAN 600 PLACES TO FUTURE.

FOR HIS{YOUR} PART, THE GOVERNOR EDUARDO BOURS CASTELO STARTED THE FIRST COASTAL ARRANGING
STATE AND IT ACHIEVED THAT THE FEDERAL GOVERNMENT MOVIERA HIS HUTS OF PAYMENT OF TRANSPORT PERMISSIONS THAT
THEY ENTER THE COUNTRY EVEN TO THE SOUTH OF GUAYMAS, TO FACILITATE THE ARRIVAL OF THE TOURISM.

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THE INVESTORS PERFORM HIGH POWER. LIBERTY COVE IS THE PROJECT OF ROCKINGHAM ASSET MANAGEMENT, WITH HEAD OFFICE IN LOS ANGELES, WHICH PROMISES TO INVEST 25 MILLION DOLLARS IN THE FIRST STAGE POSSIBLY 100 THOUSAND RESIDENTS ATTRACT. HIS MANAGERS ARE THREE SPECIALISTS IN BROKERAGE OF REAL PROPERTY, AS CRAIG M. RICKETTS, CONSULTANT OF COMPANIES OF FORTUNE'S LEVEL 500.

THE GASERA IS THE PROJECT OF SONOROUS PACIFIC, WHICH DESTINES BILLION DOLLARS TO THE CONSTRUCTION TO FINISH IT IN 2009. IT IS A MEXICAN DAUGHTER COMPANY 100 % PROPERTY OF DKRW ENERGY, COMPANY WITH HEAD OFFICE IN HOUSTON, TEXAS, WHICH FOUR ASSOCIATES ARE EX-EXECUTIVE OF ENRON CORP.

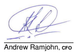
PRINCIPAL PROJECTS OF TOURIST PRIVATE INVESTMENT

PERIOD 2006-2008.
(YOU CODE IN MILLION DOLLARS)

1) COMPLEX MAYAN PALACE 105.0
2) COMPLEX THE PIGEONS 85.0
3) CONDOMINIUMS ESMERALDA RESORTS 45.0
4) CONDOMINIUMS LAGOON SHORES 18.0
5) SANDY BEACH RESORTS 15.0
6) COMPLEX BELLA SIRENA 14.6
7) APARTMENTS PRIVATE DOOR 12.0
8) HEAD OFFICE PARK BY MAYAN ISLAND 10.0
9) INTERNATIONAL AIRPORT OF THE SEA OF C. 10.0
10) RESIDENTIAL LAS PALMAS 8.0
11) HOTEL HOLIDAY INN EXPRESS 5.0
12) RESIDENTIAL RIVERA REAL 5.0
13) DEPARTMENTS PERLA DEL MAR 5.0
14) BLANCA OCEAN VILLAS 2.2 MARRIES
15) CONDOMINIUMS WHITE MOON 1.0

ENTIRE INVESTMENT IN PORT CRAG 340.8 MDD

PresentedBy



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